

GERMAN VILLAGE COMMISSION AGENDA

Tuesday, June 5, 2018

4:00 p.m.

111 N. Front Street, Hearing Room 204

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you have any questions, please call the city's Historic Preservation Office staff at 614-645-0664.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-7206 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 PM (NOON), Tuesday, June 26, 2018 -111 N. Front Street (Michael B. Coleman Government Center); 3rd Floor, Room 312.
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, July 5, 2018
111 N. Front Street (Michael B. Coleman Government Center); 2nd Floor, Room 204 (Hearing Room).
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS
- VI. APPROVAL OF MINUTES, Tuesday, May 1, 2018
- VII. STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 18-6-40

724 Macon Alley

Lauren Bandman (Applicant/Owner)

An application and photos have been submitted.

Install New Sign

- Install one (1) new sign for installation in the front yard, per the submitted photograph.
- New wooden sign measures 17" Wide x 23.5" High.
- Hand painted sign is painted Benjamin Moore "Hale Navy."
- Sign to hang on a metal bracket, imbedded into the ground.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:10 P.M.

2. 18-6-41

756 City Park Avenue

George & Daniel Walz (Applicant/Owner)

An application and photos have been submitted. Window sample will be provided.

Install New Windows

- Remove the fifteen (15) existing, non-original, non-contributing, one-over-one, double-hung sash windows, per the submitted photos.
- Install new Woodstar, PVC bond one-over-one, double-hung sash windows. Color to be "Black."
- New windows to fit the historic window openings.
- Jamb liners to match the exterior window color.
- Dimensions and profile of casings to be submitted.

CONTINUED APPLICATIONS

3. 18-5-31 (not attending)

705 Macon Alley

Tania Ulloa-Malave (Applicant/Owner)

This application was reviewed at, and continued from the May 1, 2018 GVC hearing. No new information has been submitted.

Install New Pergola

- Install a new, 18' x 20' pergola, per the submitted site plan and product cut sheets.
- New pergola to be adjacent to recent new addition, over the existing brick parking pad.

4. 18-4-27 (not attending)

210 Thurman Avenue

Jeff Excell & Lauren Culley/Fox in the Snow (Applicants)

Red Gate Partners, LLC (Owners)

This application was reviewed at, and continued from the April 3, 2018 GVC hearing and continued from the May 1st hearing in the absence of the Applicant. No new information has been submitted. Applicant intends to submit revised materials for the July 5th GVC hearing.

Install Heat-Applied Vinyl Logo

- Install one (1) removable, heat-applied, vinyl "fox" logo to the non-original, brick veneer façade, per the submitted rendering.
- New logo to be lit by existing, exterior lighting.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:25 P.M.

5. 18-5-39

183 Alexander Alley

Dan Marburger/Priestas Brothers Builders (Applicant)

Adam Kirkland (Owner)

This application was reviewed at, and continued from the May 1, 2018 GVC hearing. Revised drawings have been submitted in response to Commissioner comments.

Build New Garage

- Construct a new, 20' x 28', detached, frame garage, per the submitted drawings.
- Exterior cladding to be #116 wood siding (1 x 6 T&G). Color to be SW9139 "Debonair."
- Wood trim to be per the submitted elevation drawings.
- Wood overhangs to be 8" on all elevations.
- Roof pitch to be 12/12 with approved roofing shingles.
- Twenty-four ft. shed dormer to include four (5) 2' x 3' windows, per the submitted drawing.
- One (1) 16' x 7' overhead garage to be on alley elevation.

- One 8' x 7' overhead door to be on the yard side.
- Foundation to be 8" concrete block.

The following is from the May 1, 2018 GVC hearing:

Continue Application # 18-5-39, 183 Alexander Alley, for construction of a new garage, and direct Historic Preservation Office staff to place on the June 5, 2018 German Village Commission agenda for further review.

Commissioner Comments:

- *Submit revised drawings with scaled down windows, perhaps five 2' x 3' windows.*
- *Pull the dormer down from the roof ridge about a foot.*
- *Include metal ridge roll on the roof.*
- *Model C Woodland Creek garage door, without the arch and hardware, would be appropriate.*
- *Confirm the actual width of the alley.*
- *Consider half-round gutters.*

MOTION: Panzer/Durst (6-0-0) CONTINUED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:35 P.M.

6. 18-5-40

902 Mohawk Street

Brenda Parker (Applicant)

Mark & Sandra Bordley (Owner)

This application was reviewed at and continued from the May 1, 2018 GVC hearing. An application, photographs, site plan, and revised elevation drawings have been submitted.

Modify Existing Garage to Carriage House

- Convert the existing, one-story, frame, two-car into a two-story carriage house, per the submitted drawings.
- Remove existing roof, window, pedestrian and overhead doors and door openings, siding, and trim, as needed, per the submitted drawings.
- Install new storage truss and dormer framing and new stairs to second floor level.
- Exterior cladding to be Boral TruExterior, smooth, bevel siding, per the submitted product cut sheet.
- Trim to be Boral TruExterior, per the submitted product cut sheet.
- New windows to be Marvin, wood, one-over-one, double-hung sash and single-lite casements for egress; color to be "black."
- Exterior pedestrian doors to be painted wood.
- Soffits to be cedar, V-groove, painted.
- Roofing to be Certainteed standard, 3-tab, asphalt shingles; color to be "Nickel Gray." Metal ridge roll to be "Gray."
- Gutters to be 5" aluminum, ogee (k-style) with 3 x4 downspouts.
- Overhead garage doors on east elevation to be CHI, wood/cedar overlay carriage house doors, per the submitted product cut sheet.
- Windows to be Integrity Wood Ultrex, per the submitted product cut sheet.
- Pedestrian door on west elevation to be Therma-Tru, Smooth Star, ¾ lite, per the submitted product cut sheet.

The following is from the May 1, 2018 GVC hearing:

Continue Application # 18-5-40, 902 Mohawk Street, for construction of a new carriage house, and direct Historic Preservation Office staff to place on the June 5, 2018 German Village Commission agenda for further review.

Commissioner Comments:

- Consider Boral siding.
- Consider adding a couple feet to the depth of the garage carriage house for the stairway.
- You may consider aluminum-clad windows and fiberglass doors that do not face a public way.
- Overhead garage doors must be wood or steel with wood overlay.

- Submit a streetscape drawing showing existing garages on either side.
- Will need to have a list of variance for GVC recommendation.

MOTION: Ours/Panzer (6-0-0) CONTINUED

7. 18-6-42 (Variance Recommendation)

902 Mohawk Street

Brenda Parker (Applicant)

Mark & Sandra Bordley (Owner)

The following variances are being requested in conjunction with construction of a carriage house (Agenda Item # 6). An application, photographs, and drawings have been submitted.

1. Section 3332.38 – Private Garage; Item G: Request variance to increase the height of a private detached garage from 15 ft. to 23 ft. 8 in. to the peak.
The request in garage height will provide a more appropriate pitch to the roof to complement the existing house and will provide a small finished space above the garage to use as a studio.
2. Section 3332.38 – Private Garage; Item G: Request variance to allow for finished space above the garage. The finished space will be accessed from the rear yard of the main house.
The finished space will allow the homeowners to have a space that can be used as an office or studio.

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:50 P.M.

8. 18-6-43

512-514 Rader Alley

David Shroyer & Susan Brown (Applicant)

Shroyer Brown Family Trust (Owner)

An application and photographs have been submitted. Partial removal of brick wall and construction of wood privacy fence was completed prior to review and approval. Based on file photos, the brick wall was constructed sometime between 1973 and 1983.

Install New Privacy Fence

- Retain the existing, wood privacy fence, as installed prior to review and approval.

Exterior Painting/Two Story Porch

- Repair and/or replace all damaged, deteriorated, and missing wood, as needed. All replacement wood to be of same dimension and profile as the original; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the two-story frame house and rear addition for repainting. Paint color to be “Brown,” to match existing.

9. 18-6-44 (not required to attend)

823 South Third Street

Kelly Farrar (Applicant)

Susanne Lamb-Hardin (Owner)

An application, site plan, and photographs have been submitted.

Install New Privacy Fence

- Install a new, 6' High, wood privacy fence, per the submitted site plan and photographs.
- New fence to extend from the existing, rear yard fence at 79 E. Kossuth Street to the existing wrought iron fence along Kossuth Street, between 827 S. Third St, and 79 E. Kossuth Street.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:10 P.M.

10. 18-6-46

181 Thurman Avenue

Dan Morgan/Behal Sampson Dietz (Applicant)

Ben Goodman (Owner)

An application, site plan, and photographs have been submitted. Landmark Series shingles were installed prior to review and approval. Replacement of the shingles with an approved shingle has been staff approved.

New Garage

- Build a new, 484 sf., two-car garage, per the submitted site plan and elevation drawings.
- Exterior cladding to be Hardie Plank, horizontal lap siding. Color to be SW “Iron Ore.”
- Trim to be Hardie 1x6. Color to be SW “Iron Ore.”
- Overhead door on south elevation to be 18’ Wide x 8’ High, Clopay, steel, “Coachman” door, per the submitted cut sheet. Color to be SW “Iron Ore.”
- Pedestrian door on north elevation to be Simpson “7501 Thermal Sash, per the submitted cut sheet.” Color to be SW “Iron Ore.”
- Gutters to be pre-finished, aluminum ogee (k-style) with downspouts.
- Roofing to be Owens Corning “Estate Gray” standard 3-tab, asphalt shingles.
- Exterior light fixtures to be submitted to HPO staff.
- Driveway to be re-worked to accommodate new garage.
- Reconfigure existing, service sidewalk between house and garage, as needed.

New Siding /House

- Remove the existing, vertical, wood siding and trim on the existing rear addition.
- Install new Hardie Plank horizontal lap siding with 1x6 trim. Color to be SW “Iron Ore.”

11. 18-6-48

100 Thurman Avenue

Brian P. Collins/bcf Design & Development (Applicant)

Pamela & Paul Albrecht (Owner)

This application was conceptually reviewed April 3, 2018. The variance package was recommended for approval May 1, 2018. An application, site plan, and photographs have been submitted.

Modify Garage

- Modify the existing, ca. 1986 garage by adding an additional parking bay, an interior stairway, and second story.
- Additional parking bay to be to the east of the existing garage, in place of the existing gravel parking area.
- Total square footage to increase from 440 sf to 720 sf.
- Second story space to be used as recreation/exercise space and home office space.
- Second floor space to include a bathroom.
- Exterior cladding to be 5 ¼” HardiePlank, smooth lap siding, with 1x HardieTrim boards, per the submitted cut sheet.
- Pedestrian doors on south elevation to be ThermaTru, Smooth-Star, four-panel doors, per submitted cut sheet.
- Windows to be Semco, aluminum clad, double-hung sash, per the submitted cut sheet.
- Overhead doors on north elevation to be Wayne Dalton, Colonial 110, wood doors, per the submitted cut sheet.
- Light fixtures on north and south elevations to be per the submitted cut sheet.
- Gutters/downspouts to be prefinished 5” aluminum half-rounds with round downspouts.

The following is from the April 3, 2018 GVC hearing:

Commissioner Comments:

- *The existing garage is not a contributing structure.*
- *A ¾” backing would be required if Hardi-Board is used. You might also consider Boral, which has been approved by the Commission.*
- *Metal ridge roll would be required for the roof.*
- *Neighboring property owners would need to be notified by mail regarding any required variances.*

- *Either wood windows or aluminum-clad windows may be used from the Approved Windows List.*
- NO ACTION TAKEN**

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.

12. 18-6-49

847 Mohawk Street

Craig A. Colvin (Applicant)

Craig Colvin & Lisa Stein (Owner)

Two dwellings (843-847 & 849 Mohawk) were converted to a single-family dwelling in 2017. Owner is requesting a change to exterior materials. An application and the previously approved drawings have been submitted.

Modify Previous Approval

- Modify COA # 17-8-21/August 1, 2017 with the following changes only:
- Change exterior siding from 6" Boral vertical, nickel gap to a 6" Boral bevel lap siding.
- Change windows from aluminum-clad to Pella wood, 2/2 double-hung sash windows.
- Change pedestrian doors from glass with wood frame to solid core, four-panel wood doors.

13. 18-6-50

277 East Livingston Avenue

William Hugus Architects (Applicant)

Toula Investments (Owner)

An application, photographs, and drawings have been submitted.

New Accessibility Ramp

- Remove the existing, non-conforming entrance ramp, per the submitted photos.
- Construct a new, code-conforming accessibility entrance ramp and stoop, per the submitted drawings.
- Ramp to include special finish concrete surface.
- Install ADA compliant 1 ½" black metal railings.

Remove Awnings and Signage

- Remove the three (3) existing "Happy Dragon" signs on the front/north and west elevations.
- Remove the existing awning at the west entrance.

14. 18-6-51

750 Mohawk Street

William Hugus Architects (Applicant)

William Hugus & 739-749 Macon Alley LLC. (Owner)

An application, photographs, and drawings have been submitted.

Easement Purchase

- To purchase an existing 8-ft deep use easement at rear of 750 Mohawk Street, per the submitted site plan.
- Purchase would not decrease existing parking for 739-749 Macon Alley.

CONCEPTUAL REVIEW

15. 18-6-61

223 Lear Street

William Hugus Architects (Applicant)

William A. Mains (Owner)

A carriage house was conceptually reviewed in 2017. The variances for 223 Lear St and 214 E Sycamore, including a lot split, were recommended for approval 8-1-2017 and 2-6-2018. A carriage house and garage formerly stood on the lot. An application, photographs, and drawings have been submitted.

Build New Two-Story Dwelling

- Construct a new, two-story, single-family dwelling, per the submitted drawings.
- Exterior cladding to be Hardie Panel with Fry Reglets and Hardie Shakes, per the submitted elevation drawings.
- Roofing material for the flat roof to be EPDM.
- Windows to be Lincoln aluminum-clad wood.
- Foundation to be concrete block.

- Entrance stoop and driveway to be concrete.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:10 P.M.

16. 18-5-45 (Requesting Final Review)

247-281 East Livingston Avenue

Berardi + (Applicant)

Cedar Square, LLC. (Owner)

An application for demolition and new construction was conceptually reviewed at the February 6, March 6, April 3, and May 1, 2018 GVC hearings. An application, site plan, floor plans, elevation drawings, and photos have been submitted in response to previous comments. Now includes 40 new construction 1 bedroom units and 11-1 bedroom in existing buildings (total 51). Parking includes one space per bedroom with 7 spaces for 279/281 E. Livingston (total 58).

Demolition

- Demolish the existing, ca. 1981, two-story, brick building at 247-257 E. Livingston Avenue, per the submitted photographs. To be replaced by “Building A.”

New Construction / 247-257 E. Livingston Avenue (Bldg A)

- Build a new, three-story, 22 unit, residential building with roof deck structure, per the submitted drawings.
- Exterior cladding to include brick, two shades of cementitious siding.
- South elevation to include curtain wall system, per the submitted drawings.
- North, east, and west elevations to include balconies with steel guardrails and light shades.

New Construction / Vacant Lot / 277 E. Livingston (Bldg E)

- Build a new, three-story, 18 unit, residential building.
- Exterior cladding to include brick, two shades of cementitious siding, vertical standing-seam metal.
- North, east, and west elevations to include balconies with steel guardrails and light shades.

Renovation of Existing Structures

- Renovate existing structures for use as 11-1 bedroom units, as shown on A1.1.

The following is from the May 1, 2018 GVC hearing:

Commissioner Comments:

Commissioner Ours:

- *Is comfortable with the zoning. Thanks for getting the unit mix.*
- *Only trepidation left on the massing is the fourth story “catbird.” Gets the fourth story from the Livingston Ave perspective. It’s the fourth story, sort of, “wedding cake mountain,” on Blenkner that is troubling. Does it have to be like a penthouse parked on top? Could be okay if the architecture found a way to consume it.*
- *The drawings provided along Blenkner are very helpful.*
- *Likes Option A. However, Option B might most be most successful with the context, followed by Option C.*
- *The way B and C articulate their roof, and it engages the roof – it becomes more contextual.*
- *Recommend following the B or C paradigm as a way to inhabit the uppermost floor- as sort of roof occupied.*
- *Option C could work well on the piece that’s in the back.*

Commissioner Hartke:

- *The Commission needs to see how Building and Building E relate to each other.*
- *Not sure whether the two buildings should be the same or different from each other.*
- *Appreciates how parking has been resolved and the Options that fit in with the context.*

Commissioner Durst:

- *Is very happy with the direction of the project.*

Commissioner McCoy:

- *The current proposal is a great improvement.*
- *Look at working to blend in the fourth floor pent house.*
- *Option C (A6.2c) seems to look not as tall.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.

17. 18-5-46

31-35 East Livingston Avenue & 45-46 E. Blenkner Street

Jonathan Barnes (Applicant)

Mark Patel/Luxe Hotel (Owner)

An application for a new hotel was conceptually reviewed at the March 6 and May 1, 2018 GVC hearings. An application, photos, and revised drawings have been submitted.

Demolition

- Demolish the existing, one-story, stucco building at 33 E. Livingston Avenue.

Build New Hotel

- Third conceptual review for a new five-story hotel, with a sixth story lounge at the northeast corner, per the submitted drawings.
- Hotel to include approximately 146 rooms, including 80 transient stay and 66 extended stay.
- Primary exterior materials to include veneer brick and aluminum and glass windows.
- Underground parking provides approximately 69 spaces, with approximately 15 public spaces.

Retain and Rehabilitate

- Retain and rehab the historic residential structure located on the southeast corner of the site (45-46 E. Blenkner Street).

The following is from the May 1, 2018 GVC hearing:

Commissioner Comments:

Commissioner Ours:

- *Would like to see the view on the left - the view of the historic former restaurant in comparison to the new building. Also from High Street looking east.*
- *Gets the three story thing on the edge, and can probably buy into that. Would like to see the transition of how harsh that is as it steps there, and how close you are.*
- *Can buy the three stories and can probably get my head around the four. Would like to see more information about Pearl Street – a streetscape going south.*
- *Thinks maybe the six stories works better on E. Livingston Avenue than on Pearl Street. Would like to see more about how that relates to the surroundings contextually. Need to understand whether six stories is appropriate for German Village on the south.*
- *Buys the Brewery District discussion - all of the property to the west may get developed.*
- *It's a fantastic idea to give the corner of City Park and E. Livingston to retail, but does not love the idea that E. Livingston side is more solid than the City Park side. Would like to see it be a Livingston address from a retail point of view.*
- *Need to be promoting a walkable community as E. Livingston gets developed. Maybe do something to emphasize the storefront and make less a part of the hotel.*
- *Mostly worried about the transition to the south. Thinks Commissioner McCoy's suggestion of more height on Livingston may be a good one.*
- *Thinks it is dangerous to think that the "transitional area" is only outside of the German Village boundary. If we don't control our own edges, where the Commission, Society, and residents actually have a say, we will have no control over what the transition actually ends up being. To think that the "edge conditions" should be left up to the Brewery District Commission and everything in German Village should be two stories is incredibly myopic and short-sighted, and not very forward thinking.*
- *More height on Livingston is more palatable because it is not immediately adjacent to German Village context. It's ramping up to the thoroughfare.*

Commissioner Panzer:

- *Typically these corner pieces, like the one across the street (468 City Park Ave), are about the corner.*
- *Wonders if the Livingston piece could come all the way to City Park and the transitional piece would be the part going back down City Park.*

- *It appears we are moving beyond the massing question and getting into more detail, but not sure if the commission is buying into what is being proposed on Pearl Street.*
- *Struggling with the overall height. Not sure if this can be considered a transitional piece into the Brewery District.*
- *Need to consider how the north side of E. Livingston is being developed. Would this building have the appearance of a wall against the park on the south side?*
- *Shifting height to E. Livingston should be explored.*

Commissioner Durst:

- *It seems like the retail space should wrap around the corner and read as one unit.*
- *Thinks the Pearl Street side needs to transition down in height to the existing three-story buildings on Blenkner Street. Can see the height extending as far as Brewer's Alley. Once you get down Pearl Street and that existing empty lot, that will one day be developed, would not want that developer to think a six-story building would be appropriate adjacent to existing three-story buildings.*
- *If this were a three-story building, because German Village is a three-story community, but with a fourth story accent at the corner, similar to the "Castle," there would be no problem. Might be able to say it's at the extreme edge and fronting the highway and Brewery District, so maybe we can bump it up a story. But to go five and six continuously down one elevation is too much for me.*

Commissioner Hartke:

- *Wonders what will be visible on the second, third, and fourth floors of the C-shape piece when on City Park going north.*
- *Has not yet bought into the massing/height along Pearl Street.*
- *The rest of the development speaks to the massing and height of the neighborhood.*
- *Does not think of the south side of Livingston as a transitional area in regard to the German Village guidelines.*
- *Likes the project, but not quite there on the proposed height.*
- *Appreciates the parking effort. The parking ratio is fantastic.*

Commissioner McCoy:

- *Has the low roof in the center of the courtyard been considered as an outdoor space? It seems like an opportunity.*
- *Does not have as big an issue with the height as with the transition between the building blocks.*
- *Because of what is present in the Brewery District and as you look to the north, finds the elevation along Pearl Street more acceptable than some other views looking toward the city, but has more trouble with the abrupt transitions between stories four and six.*
- *Might be better to see more height on Livingston than on Pearl Street. Consider adding a floor on Livingston and losing one on Pearl Street.*

Commissioner Ferriell:

- *Is willing to hear more of Commissioner Ours views about the edge conditions, but the height and massing is not what I want to see anywhere in German Village. The fourth story of the Schwartz Castle detracts from the historic character, and should have never been built. It detracts from the historic character of the original house.*
- *Thinks this proposal will detract from the historic character of the neighborhood- largely because of the height.*
- *A good job has been done in being sensitive to the architecture in other respects.*
- *Understands there will be massing on the other side of Pearl Street. Does not want to create a tunnel. This starts the tunnel on Pearl.*
- *Is happy to look at a proposal with more height shifted to Livingston from Pearl. Willing to listen further to commissioner Ours' input.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.

18. 18-6-62

533 South Third Street

Fredric A. (Ted) Goodman (Applicant)

Michael J Ferris (Owner)

An application, photos, floor plans, and elevation drawings have been submitted.

New Addition

- Build a new addition to include a kitchen, utility, stair, and attached garage on the first story and master suite on the second story, per the submitted drawings.

STAFF APPROVALS

(The following applicants are not required to attend)

• **18-6-1**

356-358 & 356 ½ -358 ½ East Beck Street

Jeffrey L. Reznor (1st Flr. 356-358) & Walter F. Thieman (2nd Flr. 356 ½ -358 ½) (Applicants/Owners)

Approve Application 18-6-1, 356 & 358 & 356 ½ -358 ½ East Beck Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof of the one-story rear addition, located beneath the rooftop deck, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Window Repair/Façade

- Retain the existing, easternmost, cottage style window on the first story of the front elevation, as repaired prior to review and approval.
- All bare wood to be primed and painted to match existing trim color.
- Any additional repairs or modifications to be approved by Historic Preservation Office staff.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood window casings and trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood window casings and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the two-story frame house and rear addition for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's

specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

- **Any previously unpainted, masonry (i.e., concrete front porch deck, stone foundation, etc.) is to remain unpainted.**

Deck Repair

- Remove any/all damaged, deteriorated, and missing wooden porch flooring, railings, and steps, as needed.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.

Repair Brick Sidewalk

- Remove any/all damaged and deteriorated, brick public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new or used brick in the exact same location and of the exact same dimension, as necessary.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

- **18-6-2**

639 Mohawk Street

Elizabeth Newton & John Horack (Applicants/Owners)

Approve Application 18-6-2, 639 Mohawk Street, as submitted, with all clarifications noted:

Exterior Painting

- Repaint all exterior wood surfaces of the house and garage.
- Repair and/or replace all damaged, deteriorated, and missing wood window casings and trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood window casings and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house and garage for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- House trim and soffits to be Sherwin Williams (SW2829) Classical White.
- House wood siding, shutters, and the garage siding to be Sherwin Williams (SW2845) Bunglehouse Gray.
- Garage trim to be Sherwin Williams (SW2844) Roycroft Mist Gray.
- Front doors to be Sherwin Williams (SW6990) Caviar.
- Rear door to be Sherwin Williams (SW2735) Rockweed.

Landscaping

- Repair and/or replace all damaged, deteriorated, and missing brick, sidewalk or other hardscape in the front yard as necessary.
- Remove all overgrown shrubs and small trees as detailed in the submitted site plan.
- The existing large tree and 4 boxwood hedges are to remain.
- Install flagstone stepping stones and mulch, replacing the grass and/or pea gravel per submitted site plan.
- Plant new items per submitted site plan.

- All work to be in accordance with industry standards, to insure proper drainage away from the foundations of this and neighboring properties.

- **18-6-3**

225 Lear Street

Gary Harvey & Dennis Furger (Applicants/Owners)

Approve Application 18-6-3, 225 Lear Street, as submitted, with all clarifications noted:

Install New Privacy Fence

- Remove the existing chain link fence
- Retain the existing six-feet high (6' H), wood privacy fence running the length of the property from the back of the garage to half the length of the house, as installed prior to review and approval.
- Style of the new wood fence is board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **18-6-4**

799 S. Fifth Street

Robert Heine (Applicants/Owners)

Approve Application 18-6-4, 799 S. Fifth Street, as submitted, with all clarifications noted:

Install New Windows

- Remove existing, deteriorated and/or non-original windows as per submitted application.
- All new windows and jambs to fit within the historic window openings.
- Cut sheet/product specifications *were* submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Install new, Marvin Aluminum-Clad Ultimate one-over-one, double-hung sash windows in the Stairwell and Rear Bath, as per submitted material.
- Install new, Marvin Aluminum-Clad Ultimate one-over-one, double-hung sash windows with Round Top in the Front Bedroom, as per submitted material.
- Install new, Marvin Aluminum-Clad Ultimate Casement (Left-Hand) windows in the Dormer, as per submitted material.

- **18-6-5**

193 East Beck Street

Susan Sutherland (Applicant/Owner)

Approve Application 18-6-5, 193 East Beck Street, as submitted, with all clarifications noted:

Remove Existing Public Sidewalk and Install New Sidewalk

- Remove any/all damaged and deteriorated, brick public sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Relay existing brick, or install new brick pavers in the same location and of the same dimension, as needed.
- All work to be in coordination with the Department of Public Service.
- Any tree removal or replacement to be in coordination with the City Forester/Department of Recreation and Parks.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

• **18-6-6**

827 South Fifth Street

Jonathan Lipps (Applicant/Owner)

Approve Application 18-6-6, 827 South Fifth Street, as submitted, with all clarifications noted:

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore any front porch banisters/hand rails/columns, as needed, with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

• **18-6-7**

1120 Jaeger Street

Leah Westwater (Applicant)

Micha Bitton/Red Gate Partners (Owner)

Approve Application 18-6-7, 1120 Jaeger Street, as submitted, with all clarifications noted:

Install New Sign

- Install one (1) new, non-illuminated, aluminum, projecting blade sign at the entrance, per the submitted drawings.
- New, painted sign to include a logo and "GIVE YOGA" in white, vinyl lettering on a black background.
- Sign frame to be secured to existing masonry wall, with all fasteners to be placed into mortar, not into the face of the brick.
- Existing "Balanced Yoga" door vinyl to remain, as is.
- Existing light fixture above door to remain, as is.

• **18-6-8**

120 Reinhard Avenue

Trent Ecklar/Vutech & Ruff (Applicant)

Trent Ecklar (Owner)

Approve Application 18-6-8, 120 Reinhard Avenue, as submitted, with all clarifications noted:

Install New Parking Pad

- Install new 23' x 18' parking pad in rear yard, per the submitted site plan.
- Parking pad to be brick pavers on sand base to allow for appropriate drainage, per the submitted paver cut sheet.
- All work to be in accordance with all applicable City Code.

• **18-6-9**

300 East Sycamore Street

John F Brownley (Applicant)

John F Brownley 1989 Trust (Owner)

Approve Application 18-6-9, 300 East Sycamore Street, as submitted, with all clarifications noted:

Install New Ogee (K-style) Gutters

- Remove the existing, inappropriate, half-round gutters and existing down spouts and dispose of all debris according to Columbus City Code.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary.
- Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.
- Install new, aluminum, ogee (k-style) gutters and round down spouts of the appropriate dimension. Finish color to match the existing trim color.

- Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

- **18-6-10**

256 Lansing Street

Bello Giardino Landscaping (Applicant)

Michael Corey (Owner)

Approve Application 18-6-10, 256 Lansing Street, as submitted, with all clarifications noted:

Remove and Relay Existing Patio

- Relay the existing brick paver patio in the rear yard, using the existing pavers, per the submitted photographs.
- Patio be of the same size and dimensions as existing.
- All work to be completed in accordance with all applicable City Building Codes and industry standards, to allow for appropriate drainage away from this and neighboring houses.

- **18-6-11**

803 South Fifth Street

Bello Giardino Landscaping (Applicant)

Jill Levy (Owner)

Approve Application 18-6-11, 803 South Fifth Street, as submitted, with all clarifications noted:

Remove and Relay Existing Patio

- Remove and relay the existing brick, service sidewalk extending from the front door to the front yard fence gate, using the existing pavers, per the submitted photographs.
- Install a new, brick walkway, extending from the front service sidewalk to the back gate, per the submitted photographs. Brick pavers to match the size, color, and pattern of the front sidewalk.
- All work to be completed in accordance with all applicable City Building Codes and industry standards, to allow for appropriate drainage away from this and neighboring houses.

Paint Fence

- Using appropriate tools to avoid damage, scrape the existing, wrought iron fence located along the front property line to remove loose paint and corrosion.
- Paint fence with appropriate metal paint, to match existing color "Black."

- **18-6-12**

236 Lansing Street

Adam Elliott/CFI Installation (Applicant)

Casey Mowery (Owner)

Approve Application 18-6-12, 236 Lansing Street, as submitted, with all clarifications noted:

Install New Door

- Remove the existing, non-original, cross-buck, half-lite entrance door on the east elevation.
- Install a new, mahogany, single-panel, half-lite door in the same location, per the submitted product cut sheet.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

- **18-6-13**

922 South Third Street

Amna Cline/CZ Capital Group (Applicant)

CZ Capital Group (Owner)

Approve Application 18-6-13, 922 South Third Street, as submitted, with all clarifications noted:

Install New Window

- Remove one (1) non-original, one-over-one, double-hung sash window on the front elevation, per the submitted photographs.
- Install new, Jeld-Wen, wood, one-over-one, double-hung sash window in the same opening. New sash to fit existing opening dimensions.
- Existing exterior casings to remain.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the one-story, frame house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to be as follows: Body – Olympic "Victorian Pewter"; Trim – Olympic "Delicate White."
- Existing masonry foundation is to remain unpainted.

- **18-6-14**

585 City Park Avenue

William Garner (Applicant/Owner)

Approve Application 18-6-14, 585 City Park Avenue, as submitted, with all clarifications noted:

Remove Existing Driveway and Install New Driveway

- Remove the existing, deteriorated concrete apron and driveway and dispose of all debris in accordance with Columbus City Code.
- Install a new, concrete apron and driveway of the appropriate size and dimensions, in accordance with all applicable Columbus City Building Codes and industry standards; like-for-like.
- Install gravel in unpaved areas along foundation, to allow for proper drainage away from the foundation of this and adjacent properties.
- Any/all work in the public-right-of-way to be in coordination with the Department of Public Service.
- Existing brick sidewalk and stone curbing to remain, as is.

- **18-6-15**

1069 Jaeger Street

Columbus Recreation and Parks Dept. (Applicant/Owner)

Approve Application 18-6-15, 1069 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting/Schiller Recreation Center

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the recreation center for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to match the existing Sherwin Williams #3009, Pine Needle.
- Any previously painted masonry is to remain unpainted.

- **18-6-16**

293 East Beck Street

Will Lehnert/Outdoor Space Design (Applicant)

Judd & Stefanie Martt (Owner)

Approve Application 18-6-16, 293 East Beck Street, as submitted, with all clarifications noted:

Landscape/Hardscape

- Install a new, 18" High, brick seat wall, to match existing brick seat walls, in the rear yard patio, per the submitted photographs and site plan and elevation drawing.
- Remove one (1) existing tree in the rear yard.
- Install new deciduous hedge, per the submitted landscape plan.
- Install new landscape plantings, per the submitted landscape plan.

- **18-6-17**

799 South Fifth Street

Bello Giardino Landscaping (Applicant)

Robert Heine (Owner)

Approve Application 18-6-17, 799 South Fifth Street, as submitted, with all clarifications noted:

Remove and Relay Public Sidewalk

- Remove and relay the existing brick, public sidewalk in front of the property, using the existing pavers, per the submitted photographs.
- Sidewalk to be of the same dimensions and same brick pattern as existing.
- Install new, low, limestone border around the existing tree lawn.
- All work to be in the public-right-of-way to be in coordination with the Department of Public Service.
- Any tree or root removal or tree replacement to be in coordination with the City Forester/Recreation and Parks Department.

Remove and Relay Service Sidewalk

- Remove and relay the existing brick, service sidewalk along the side of the house, per the submitted photographs.
- Sidewalk to be of the same dimensions and same brick pattern as existing.
- Pavers to be installed to insure proper drainage away from this and neighboring properties.
- Install new planting bed, in same location as existing, in coordination with the neighboring property owner.

New Patio and Planting Beds

- Remove the existing brick walkway and stone pavers in the rear yard. Bricks to be used in front sidewalks, as needed.
- Install a new, flagstone patio in rear yard, per the submitted photos and site plan.
- Patio to be installed with gravel base to insure proper drainage.
- Install two (2) new raised planting beds in rear yard, per the submitted photos and site plan.
- Install new Redbud tree and Blue Junipers.

- **18-6-18**

566 South Fourth Street

Angela Galli (Applicant/Owner)

Approve Application 18-6-18, 566 South Fourth Street, as submitted, with all clarifications noted:

Install New Window Boxes

- Install five (5) new window boxes on the one-story brick cottage, per the submitted product cut sheet.
- New window boxes to be installed with steel L-brackets.
- All fasteners to be inserted into mortar, not into the face of the brick.

• **18-6-19**

760 South Sixth Street

Andy Gastineau/Bone Dry Roofing (Applicant)

Kristine Blackwell (Owner)

Approve Application 18-6-19, 760 South Sixth Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof / House & Garage

- Remove all asphalt shingles on the main roof of the house and the garage, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] Owens Corning

(standard 3-tab)

[] Estate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **18-6-20**

168 East Frankfort Street

Danielle Maclellan (Applicant)

Stephanie Ockerman (Owner)

Approve Application 18-6-20, 168 East Frankfort Street, as submitted, with all clarifications noted:

Rebuild Wall

- Remove the existing 24" high, concrete block wall along the north and east sides of the existing, asphalt parking lot, per the submitted photographs.
- Build new concrete block wall in same location, per the submitted site plan and section drawings.
- New wall to include vertical rebar to insure stability. Materials to include 8" x 8" x 16" hollow and 8" x 4" x 16" solid CMU block.
- New drainage system to be incorporated to insure proper drainage.

• **18-6-21**

568 S. Sixth Street

Elena Andrews (Applicant)

Amanda Ortlip (Owner)

Approve Application 18-6-21, 568 S. Sixth Street, as submitted, with all clarifications noted:

Repair/Relay Brick Patio

- Remove any/all damaged and deteriorated brick from the patio and dispose of all debris in accordance with Columbus City Code.
- Remove two brick walkways and replace with compacted gravel.
- Install new or used brick to create new patio dimension as illustrated in submitted drawings.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Landscaping

- Install new row of columnar hornbeams as per submitted plan.
- Install red twig dogwood shrubs as per submitted plan.
- Install magnolia 'Jane' as per submitted plan.

- Install cornus alba 'Ivory Halo' as per submitted plan.
- Install carpinus betulus 'Franz Fontaine' as per submitted plan.
- Remove planting as needed per submitted plan.
- Install small accent lighting in the backyard landscape as per submitted plan.

- **18-6-22**

174 Nursery Lane

Tim Simeone & Simonida Botic (Applicant)

Tim Simeone (Owner)

Approve Application 18-6-22, 174 Nursery Lane, as submitted, with all clarifications noted:

Tree Removal

- Remove the deteriorated Hackberry tree located at the northwest corner of the property, per the submitted tree assessment. The existing tree is located too close to the house.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new tree is to be planted within the same general area as the tree that has been removed.
- The species of the new tree to be chosen by Applicant.
- Applicant/Owner is to submit the choice of tree species to the Historic Preservation Office staff for final review and approval, prior to the planting of the new tree.

Tree Trimming

- Remove any/all dead or dying limbs from the existing tree on the east side of the property that is encroaching on the neighboring property.

- **18-6-23**

719 Mohawk Street

Greg Stadwick (Applicant)

Lori Costabile (Owner)

Approve Application 18-6-23, 719 Mohawk Street, as submitted, with all clarifications noted:

Install New Windows

- Remove all deteriorated and modified, wood, two-over-two, double-hung sash windows on the first and second floors, as needed, per the May 3, 2018 HPO staff site visit.
- Install new, simulated divided light (SDL), aluminum-clad wood, Pella Architect Series Reserve, two-over-two, double-hung sash windows, with flat, 1x4 casings, to match existing.
- New windows to fit the historic window openings (not to be down-sized).
- Exterior color to be "Fossil," with full screens and 7/8" muntins.
- New windows to include jamb liner covers to match the exterior color, or be painted to match as closely as possible.

- **18-6-24**

629 Jaeger Street

Carol Young (Applicant/Owner)

Approve Application 18-6-24, 629 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the two-story brick and frame house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to match the existing trim color.

- Any previously painted masonry is to remain unpainted.

Repair Steps

- Repair the existing, concrete front steps and stoop, as needed.
- Paint the previously painted risers, to match the existing color.

- **18-6-25**

593 South Grant Avenue

Ruth Boyd (Applicant/Owner)

Approve Application 18-6-25, 593 South Grant Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the two-story brick and frame house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to match the existing trim colors, per the submitted paint color chips.
- Any previously painted masonry (foundation, stone sills and lintels, etc.) is to remain unpainted.

- **18-6-26**

561 City Park Avenue

John Fornal & Will Eylar (Applicant/Owner)

Approve Application 18-6-26, 561 City Park Avenue, as submitted, with all clarifications noted:

Spot Tuck Point

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile.
- New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

- **18-6-27**

207 East Deshler Avenue

Ziad Shaheen (Applicant/Owner)

Approve Application 18-6-27, 207 East Deshler Avenue, as submitted, with all clarifications noted:

Install New Wrought Iron Fence

- Remove the existing wrought iron fence that was damaged during a car accident, per the submitted photos.
- Install new wrought iron fence in same location, as previously approved by COA #15-7-10b/July 7, 2015.
- Design of new Fortin fence to be per the previously approved drawing.
- New fence to extend approximately 102 feet along Jaeger Street to the corner post at Redbud Alley.

- **18-6-28**

804 South Third Street

Bryan & Kelly Jasin (Applicant/Owner)

Approve Application 18-6-28, 804 South Third Street, as submitted, with all clarifications noted:

Install New Round Downspouts

- Remove all existing, white vinyl downspouts.
- Install new, round, metal down spouts of the appropriate size on all elevations.
- Downspouts may be painted or remain unpainted. Paint color for downspouts should match the color of the adjacent brick or sided surface.
- Make any/all necessary repairs to the existing storm sewer tile systems needed to insure proper drainage away from the foundations of this and neighboring properties.
- Existing box gutters to remain, as is.

Install New Patio Pavers

- Remove the existing concrete pavers in the rear yard, per the submitted photographs.
- Install approximately 670 sf of new, slate pavers, per the submitted site plan and product cut sheet.

- **18-6-29**

835 City Park Avenue

John M. Clark (Applicant/Owner)

Approve Application 18-6-29, 835 City Park Avenue, as submitted, with all clarifications noted:

- Remove the existing skylight on the south slope of the gable roof, per the submitted photographs.
- Make any repairs to existing roof deck and asphalt shingles, as needed.
- Install a new, Velux, deck-mounted, low-profile skylight in the same location, per the submitted product cut sheet.
- Exterior finish to aluminum or copper.

- **18-6-30**

793 South Third Street

Larry & Heidi Drake (Applicant/Owner)

Approve Application 18-6-30, 793 South Third Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be "Black" custom color to match existing.
- The previously painted stone window sills and lintels and the door lintel are to be painted to match the natural color of the stone, as closely as possible.
- Any unpainted stone, brick, or concrete is to remain unpainted.

- **18-6-31**

821 South Fifth Street

Edward Searle (Applicant/Owner)

Approve Application 18-6-31, 821 South Fifth Street, as submitted, with all clarifications noted:

Exterior Painting House Trim and Garage

- Repair and/or replace all damaged, deteriorated, and missing wood siding and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color for house trim to be "Tricorn Black" SW6258. Paint color for garage siding to be "Iron Ore" SW7069.
- Any unpainted stone, brick, or concrete is to remain unpainted.
- Any previously painted stone, brick, or concrete is to be painted to match the natural color of the stone, brick, or concrete, as closely as possible.

Install New Wrought Iron Fence

- Remove the existing, wood privacy fence in the rear yard, per the submitted photographs.
- Install new, "Black," wrought iron fence, Fortin WG-F49 in the same location, per the submitted product cut sheet.
- New section of fence to match the existing wrought iron fence along the front and side yard.

- **18-6-32**

241 East Kossuth Street

Nick Bruce & Megan Graver (Applicant/Owner)

Approve Application 18-6-32, 241 South Kossuth Street, as submitted, with all clarifications noted:

Install New Storm Door

- Install new, Larson, "Tradewinds", aluminum, full-view storm doors on the front and rear elevation doorways, per the submitted photographs and product cut sheet. Color to be "Black."
- Cut sheet and color chip for the new storm door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation of the door.

Install New Privacy Fence

- Remove the existing wood privacy fence in the rear yard, and install a new six-feet high (6' H), wood privacy fence in the same location, per the submitted photographs.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- Gate to be located in the same location as existing.

- **18-6-33**

751 Jaeger Street

Jeanne Likins (Applicant/Owner)

Approve Application 18-6-33, 751 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting House Trim and Porch Floor

- Repair and/or replace all damaged, deteriorated, and missing wood siding, porch floor boards, and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing, per the submitted custom color formulas.
- Any unpainted stone, brick, or concrete is to remain unpainted.
- Any previously painted stone, brick, or concrete is to be painted to match the natural color of the stone, brick, or concrete, as closely as possible.

- **18-6-34**

525 South Fourth Street

Elidon Hizmo/Jurgens Restaurant, LLC. (Applicant)

Rosemarie Buth (Owner)

Approve Application 18-6-34, 525 South Fourth Street, as submitted, with all clarifications noted:

Exterior Painting House Trim and Porch Floor

- Repair and/or replace all damaged, deteriorated, and missing wood siding, porch floor boards, and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the commercial building for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing.
- Prepare the existing metal hoods above the bay windows for repainting.
- Paint the existing colors with the appropriate paint for metal surfaces.
- Any unpainted stone, brick, or concrete is to remain unpainted.
- Any previously painted stone, brick, or concrete is to be painted to match the natural color of the stone, brick, or concrete, as closely as possible.

Repair/Replace Brick Patio

- Remove and relay the existing brick pavers in the rear patio, per the submitted photos.
- All work to be done in accordance with industry standards and applicable City Code, to insure proper drainage away from the foundation of this and neighboring buildings

- **18-6-35**

619 S. Fifth Street

Bello Giardino Landscaping (Applicant)

Mr. Arsenault (Owner)

Approve Application 18-6-35, 619 S. Fifth Street, as submitted, with all clarifications noted:

Landscaping

- Plant Liriope in the front of the property as per submitted application.
- Plant Anna Bell Hydrangea in the rear of the property as per submitted application.

- **18-6-36**

759 S. Sixth Street

Bello Giardino Landscaping (Applicant)

Ms. Woda (Owner)

Approve Application 18-6-36, 759 S. Sixth Street, as submitted, with all clarifications noted:

Lighting

- Install Lighting as detailed in submitted application along the service walkway in the front of the property.
- Remove and relay brick walkway as needed in order to install electric wires.

Landscaping

- Plant 2 Hornbeam and 3 Oak Leaf Hydrangeas in the front of the property as per submitted application.

- **18-6-37**

655 City Park Avenue

Bello Giardino Landscaping (Applicant)

Ms. Arnold (Owner)

Approve Application 18-6-37, 655 City Park Avenue, as submitted, with all clarifications noted:

Patio

- Remove the pea gravel in the rear/side of the property.
- Install gravel base to insure proper drainage.
- Install Thermal Blue Stone tile in place of the removed pea gravel.

Landscaping

- Remove and replace the old tree in the rear/side of the property with a Blood Good Maple tree.
- Lower the soil to match the new tree.

- **18-6-38**

825 Lazelle Street

Bello Giardino Landscaping (Applicant)

Mr. Gibson (Owner)

Approve Application 18-6-38, 825 Lazelle Street, as submitted, with all clarifications noted:

Landscaping and Planting Beds

- Remove the existing plants in the front and side planting bed per the submitted photos.
- Install new plantings as per the submitted landscaping details.

- **18-6-39**

480 South Third Street

American Electric Power Co./AEP (Applicant)

Lee Smith Farms, LLC. (Owner)

Approve Application 18-6-39, 480 South Third Street, as submitted, with all clarifications noted:

Tree Removal and Install Transformer

- Remove the tree located at the southeast corner of the asphalt parking lot.
- Install a new, concrete pad mounted transformer, per the submitted photographs.

Note: A tree was removed and a concrete transformer pad installed at the southeast corner of the property prior to review and approval. Because HPO Staff has determined that the tree was too large for the small area of ground, planting of a new tree is not being required. Installation of the transformer is part of a larger AEP/Public Service project to bury lines along Livingston Avenue between South High Street and Kennedy Drive.

- **18-6-45**

674 South Third Street

David B. Meleca Architects, LLC (Applicant)

Bishop Frederick Campbell (Owner)

Approve Application 18-6-45, 674 South Third Street, as submitted, with all clarifications noted:

Specht Building Renovations/General Repairs

- Remove the existing, non-original awning on the south elevation.
- Remove all junction boxes, conduit, door bell, electrical service, exterior light fixtures, and other items as noted on Sheet A5, as needed. Upon removal, repair any damaged brick, as needed.
- Remove existing, round louvered vent on west elevation. Install new round louvered vent in same location.

• **18-6-47**

181 Thurman Avenue

Dan Morgan/Behal Sampson Dietz (Applicant)

Ben Goodman (Owner)

Approve Application 18-6-47, 181 Thurman Avenue, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove the existing Certain Teed Landmark asphalt shingles on the main roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] Owens Corning

(standard 3-tab)

[] Estate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **18-6-52**

636 South Grant Avenue

Windsor Construction Services, LLC. (Applicant)

Daniel Hogan (Owner)

Approve Application 18-6-52, 636 South Grant Avenue, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the two-story, brick house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] CertainTeed

Carriage House (dimensional)

[] Stonegate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat-roofed portions of the two-story, brick house down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. or TPO, per the submitted specifications, in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings. Color to be black or gray.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

• **18-6-53**

714 South Sixth Street

Regina Acosta Tobin (Applicant)

Regina Acosta Tobin & Jeff Tobin (Owner)

Approve Application 18-6-53, 714 South Sixth Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to be as follows: Front Door – SW6321“Red Bay”; Window Trim and Shed colors to match existing, per the submitted custom paint color formulas.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **18-6-54**

747 City Park Avenue

William Gregory Eckelman & Sarah Fatima Nayeem (Applicant/Owner)

Approve Application 18-6-54, 747 City Park Avenue, as submitted, with all clarifications noted:

Repair/Replace Gutters & Downspouts

- Remove existing, metal gutters on north elevation of the house.
- Install new, steel half-round gutters and round downspouts on north elevation, per the submitted specifications. New gutters to match existing gutter system on south elevation.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

- **18-6-55**

140 Concord Alley

Michele K. Lavon (Applicant/Owner)

Approve Application 18-6-55, 140 Concord Alley, as submitted, with all clarifications noted:

Repair Brick Sidewalk

- Remove any/all damaged and deteriorated, brick, service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new or used brick in the same location and of the same dimension and pattern, as needed.
- All work to be in accordance with industry standards and all applicable City Building Codes.

- **18-6-56**

540 South Sixth Street

Karla Kaeser (Applicant/Owner)

Approve Application 18-6-56, 540 South Sixth Street, as submitted, with all clarifications noted:

Spot Tuck Point

- Check all mortar joints on all elevations of the brick exterior walls and stone foundation for soundness. Remove any mortar that is unsound or non-original mortar of an inappropriate color, texture, hardness, or joint profile.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of appropriate color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Install New Railing

- Remove the existing metal hand railings at front entrance steps, per the submitted photographs.
- Install new, Fortin RSS metal hand railings in same location.

- **18-6-57**

803 South Fifth Street

Jill Levy (Applicant/Owner)

Approve Application 18-6-57, 803 South Fifth Street, as submitted, with all clarifications noted:

Install New Door/Detached Garage

- Remove the existing door on the second-story of the non-historic, two-car garage, per the submitted photos.
- Install new, full-light door and door jamb in same location, to fit within the existing rough opening.
- Cut sheet for new door to be submitted to Historic Preservation Office staff.
- New door and trim to be painted to match existing color – "Green."

Repair Stairs & Landing

- Remove any/all damaged and deteriorated wooden elements of the stairs, landings, or decking leading to the exterior stairway of the two-car garage.
- Repair/replace any additional siding or trim, as needed.
- Repair and/or replace any/all damaged, deteriorated, and missing wood with new wood of the appropriate dimension, and in accordance with all applicable City Building Codes and industry standards.
- Paint colors to match existing color – "Green."

- **18-6-58**

199 East Deshler Avenue

Jill Levy (Applicant)

Sally Levy Trust/Jill Levy & Tom Levy, Trustees (Owner)

Approve Application 18-6-58, 199 East Deshler Avenue, as submitted, with all clarifications noted:

Paint Fence and Rear Deck

- Paint the 199 E. Deshler Avenue side only of the existing, 6' High, wood privacy fence, dividing the 199 and 207 E. Deshler Avenue properties.
- Paint the existing deck and railing on the rear elevation of the house.
- Paint/stain color to be "Gray," custom formula to match the existing garage and rear deck colors, per the submitted color samples.
- The existing, unpainted concrete base is to remain unpainted.

Install New Storm Door

- Remove the existing storm door located on the front elevation of the house.
- Install a new, Larson, full-light, aluminum storm door in the same location, per the submitted product cut sheet.
- Color of new storm door to be "Black."

- **18-6-59**

1145 South Fourth Street

Keith S. Knopf (Applicant/Owner)

Approve Application 18-6-59, 1145 South Fourth Street, as submitted, with all clarifications noted:

Install New Privacy Fence

- Remove the existing, deteriorated, wood privacy fence located along the north and south sides of the property, per the submitted photographs.
- Install a new six-foot high (6' H), wood privacy fence, on or within the property lines, per the submitted site plan.
- Fence on north elevation, which separates the property from a commercial, asphalt parking lot, extends eastward to the existing shrubbery, then southward to the house.
- Fence on the south elevation extends along Nursery Lane, to the existing garage, and includes one gate.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **18-6-60**

243 East Blenkner Street

Able Roof (Applicant)

Michael Evans (Owner)

Approve Application 18-6-60, 243 East Blenkner Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove the existing, deteriorated, metal roofing on the low-pitched roof of the rear addition, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings. Color to be "Black."
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime

and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- X.** OLD BUSINESS
- XI.** NEW BUSINESS
- XII.** ADJOURNMENT